

ORDINANCE 808

ZONING REQUIREMENTS

YARD, HEIGHT, AREA AND DENSITY

ZONING DISTRICT SYMBOL	DISTRICT NAME	MAXIMUM			MINIMUM						
		DENSITY d.u./acre	BLDG. HEIGHT In feet	LOT COVERAGE %	NET SITE AREA	LOT WIDTH In feet	LOT DEPTH In feet	SETBACKS In Feet			
								front	side	rear	street side
AG	AGRICULTURAL	1	30 <sup>I</sup>	20	1 acre	115	150	40	20	35	25 <sup>A</sup>
R1-15	ONE FAMILY RESIDENTIAL	2.40	30 <sup>I</sup>	40	15,000 sq.ft.	115	120	35	15	30	20 <sup>A</sup>
R1-10	ONE FAMILY RESIDENTIAL	2.80	30 <sup>I</sup>	40	10,000 sq.ft.	90	100 <sup>B</sup>	30	10	25	15 <sup>A</sup>
R1-8	ONE FAMILY RESIDENTIAL	3.35	30 <sup>I</sup>	40	8,000 sq.ft.	80	100 <sup>B</sup>	25	7	20	10 <sup>A</sup>
R1-7	ONE FAMILY RESIDENTIAL	3.75	30 <sup>I</sup>	40	7,000 sq.ft.	70	100 <sup>B</sup>	25	7	15	10 <sup>A</sup>
R1-6	ONE FAMILY RESIDENTIAL	4.00	30 <sup>I</sup>	40	6,000 sq.ft.	60	100 <sup>B</sup>	25	7	15	10 <sup>A</sup>
R1-5	ONE FAMILY RESIDENTIAL	6	30 <sup>I</sup>	NS	5,000 sq.ft.	NS	NS	20	5	15	10 <sup>A</sup>
R1-4	ONE FAMILY RESIDENTIAL	8	30 <sup>I</sup>	NS	4,000 sq.ft.	NS	NS	20	0 <sup>D</sup>	15	10 <sup>A</sup>
R1-PAD	ONE FAMILY RESIDENTIAL (J)	NS	NS <sup>I</sup>	NS	1/2 acre	NS	NS	NS	NS	NS	NS <sup>A</sup>
R-2	MULTI-FAMILY RESIDENTIAL	10	30 <sup>C</sup>	40	7,200 sq.ft.	60	100	25	10	15	25
R-3R	MULTI-FAMILY RESIDENTIAL RESTRICTED	15	15 <sup>C</sup>	40	6,000 sq.ft.	60	100	25	10	15	25
R-3	MULTI-FAMILY RESIDENTIAL LIMITED	20	30 <sup>C</sup>	40	6,000 sq.ft.	60	100	25	10	15	25
R-4	MULTI-FAMILY RESIDENTIAL GENERAL	24	35 <sup>C</sup>	40	6,000 sq.ft.	60	100	25	10	15	25
MHS	MANUFACTURED HOUSING SUBDIVISION	5.50	15	40	5 acres	60	100	25 <sup>F</sup>	7 <sup>F</sup>	15 <sup>F</sup>	10 <sup>F</sup>
RMH	MOBILE HOME RESIDENCE	7	30	30	5 acres	50	70	5 <sup>F</sup>	5 <sup>F</sup>	5 <sup>F</sup>	20 <sup>F</sup>
TP	TRAILER PARK	14	30	50	5 acres	30	55	10 <sup>F</sup>	5 <sup>F</sup>	5 <sup>F</sup>	20 <sup>F</sup>
R/O	RESIDENTIAL OFFICE	10	15 <sup>H</sup>	35	6,000 sq.ft.	60	100	25	10	15	25
CCR	CONVENIENCE COMMERCIAL RESTRICTED	NS	15 <sup>H</sup>	35	6,000 sq. ft.	60	100	20	10	15	20
C-1	NEIGHBORHOOD COMMERCIAL	NS	30 <sup>H</sup>	NS	NS	NS	NS	15	0	0	15
PCC-1	PLANNED COMMERCIAL CENTER	NS	30 <sup>H</sup>	25	2 acres	250	250	50	40	40	50
C-2	GENERAL COMMERCIAL	NS	35 <sup>H</sup>	NS	NS	NS	NS	10	0	0	10
PCC-2	PLANED GENERAL COMMERCIAL CENTER	NS	35 <sup>H</sup>	25	5 acres	500	500	60	60	60	60
CCD	CENTRAL COMMERCIAL DISTRICT	NS	35 <sup>H</sup>	NS	NS	NS	NS	10	0	0	10
CCD	CENTRAL COMMERCIAL/RESIDENTIAL	40	35 <sup>H</sup>	40	6,000 sq.ft.	60	100	25	10	15	25
MU-1	MIXED USE RESIDENTIAL / COMMERCIAL	10	40 <sup>M</sup>	NS	NS	NS	NS	NS	NS	NS	NS
MU-2	MIXED USE RESIDENTIAL / COMMERCIAL	24	50 <sup>M</sup>	NS	NS	NS	NS	NS	NS	NS	NS
MG	MULTI-USE GENERAL DISTRICT	<sup>G</sup>	<sup>G</sup> <sub>E</sub>	<sup>G</sup>	1 acre <sup>G</sup>	150 <sup>G</sup>	150 <sup>G</sup>	25 <sup>G</sup>	0 <sup>G</sup>	0 <sup>G</sup>	25 <sup>G</sup>
RCC	REGIONAL COMMERCIAL CENTER	NS	75 <sup>G</sup>	50	50 acre	NS	NS	60 <sup>K</sup>	60 <sup>L</sup>	60 <sup>L</sup>	60 <sup>K</sup>
IBD	INDUSTRIAL BUFFER DISTRICT	NS	30 <sup>H</sup>	40	NS	NS	NS	50	12	12	35
I-1	LIGHT INDUSTRIAL	NS	30 <sup>H</sup>	50	NS	NS	NS	30	12	12	30
I-2	GENERAL INDUSTRIAL	NS	35 <sup>H</sup>	NS	NS	NS	NS	25	0	0	15
I-3	HEAVY INDUSTRIAL	NS	35 <sup>H</sup>	NS	NS	NS	NS	25	0	0	15

- NS. No applicable standard or limit.
- A. The street side yard of corner lots adjacent to key lots, shall be increased by 10 additional feet.

B. All reverse frontage lots on arterial street and freeway right-of-ways shall be a minimum of 100' deep.

C. Where building heights exceed 15' and are located adjacent to a Single Family Residence District, one additional foot of setback to the yard adjacent is required for every foot of building above 15'-0".

D. 0' for lots with common walls; 10' for lots without common walls.

E. Where the MG District is adjacent to a Single Family Residential District, the setback shall be one additional foot for every foot of building height or a maximum 50' of setback.

F. Minimum distance of any portion of the mobile structures and accessory structures from the rental lot lines.

G. Restrictive standards may be required.

H. Where multi-story building heights exceed 15' and are located adjacent to any residential district, one additional foot of yard setback is required for every foot of building height above 15'-0". Where no setback exists, a minimum of 25' shall be required.

I. Second story additions to an existing residence shall require a Use Permit to achieve the allowable height.

J. Requires approval of a Planned Area Development.

K. 40' building setbacks are allowed for pad sites for front and street side yards in conjunction with a minimum 25' landscape setback.

L. 20' building setbacks are required for pad site side and rear yards.

M. If located in an adopted neighborhood specific plan area, the specific plan guidelines will determine maximum height.
- 03/14/2002